065.0	0004	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	820,400	/	820,400
USE VALUE:	820,400	/	820,400
ASSESSED:	820,400	/	820,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VARNEY ELLEN
Owner 2:	
Owner 3:	
Street 1:	215 MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEHIDIC AMIR -
Owner 2:	VARNEY ELLEN C -
Street 1:	215 MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .146 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Vinyl Exterior and 1655 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6350.000	435,800		384,600	820,400
Total Card	0.146	435,800		384,600	820,400
Total Parcel	0.146	435,800		384,600	820,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.71 | /Parcel: 495.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	41751
GIS Ref	
GIS Ref	
Insp Date	06/11/09

!5611!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	435,800	0	6,350.	384,600	820,400		Year end	12/23/2021
2021	101	FV	422,700	0	6,350.	384,600	807,300		Year End Roll	12/10/2020
2020	101	FV	422,800	0	6,350.	384,600	807,400	807,400	Year End Roll	12/18/2019
2019	101	FV	320,400	0	6,350.	357,100	677,500	677,500	Year End Roll	1/3/2019
2018	101	FV	320,400	0	6,350.	357,100	677,500	677,500	Year End Roll	12/20/2017
2017	101	FV	320,400	0	6,350.	313,200	633,600	633,600	Year End Roll	1/3/2017
2016	101	FV	320,400	0	6,350.	285,700	606,100	606,100	Year End	1/4/2016
2015	101	FV	307,500	0	6,350.	252,700	560,200	560,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:28:32

LAST REV

Date	Time
03/02/19	16:32:32
apro	
5611	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEHIDIC AMIR	32619-12		1/9/2001	Family	10	No	No		
MORRISON PAUL	30237-573		6/15/1999		340,000	No	No		
PERRY ALLAN G	24978-307		11/7/1994		220,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2015	1612	Alterati	4,800					
6/23/2009	508	Wood Dec	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2009	Measured	189	PATRIOT
1/19/2000	Inspected	270	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	41751
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6350		Sq. Ft.	Site		0	70.	0.87	12			Med. Tr	-10					384,616						384,600	

Total AC/HA:	0.14578	Total SF/SM:	6350	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,616	Spl Credit		Total:	384,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28444099
Const Adj.:	0.98010004
Adj $ / SQ:	163.654
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	456865
Depreciation:	21016
Depreciated Total:	435849

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

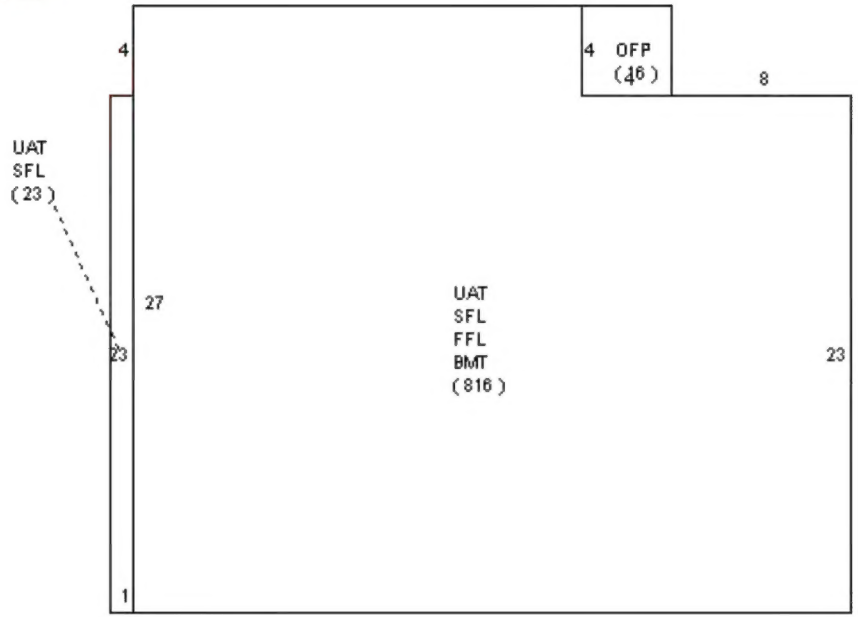
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.02
Special Features:	0	Val/Su Net:	161.59
Final Total:	435800	Val/Su SzAd	263.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	839	163.650	137,306
BMT	Basement	816	49.100	40,063
FFL	First Floor	816	163.650	133,542
UAT	Upper Attic	210	65.460	13,731
OFP	Open Porch	16	43.120	690

Net Sketched Area:	2,697	Total:	325,332
Size Ad	1655	Gross Area	3326	FinArea	1655
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc